



CITY OF THE VILLAGE OF CLARKSTON

375 Depot Road
Clarkston, MI 48346-1418
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CITY OF THE VILLAGE OF CLARKSTON

Historic District Commission Certificate of Appropriateness

Plans for: 69 S. Main St.
Addition to the rear of the house and garage construction
Owner: Tim Smith
Builder: Owner
Architect: Dale A. Studnicka Architects, P.C.

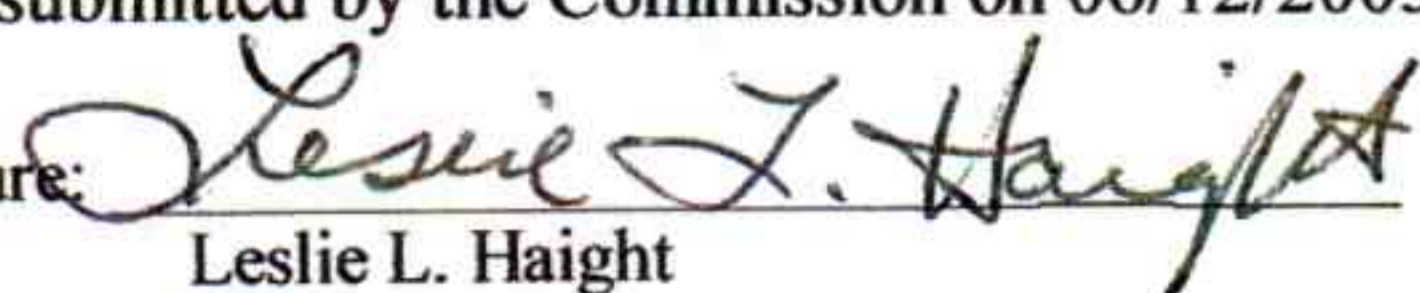
The project includes the restoration of the original house and construction of a 30' X 21' addition and one-car garage to the rear of the house. The design will conform to the drawings by Dale A. Studnicka Architects, P.C. dated 03/26/2003 and designated as job number 2034-303. An additional door and stairway will be added to the north side as recommended by the zoning board of appeals.

The original house, new addition, and garage will have:

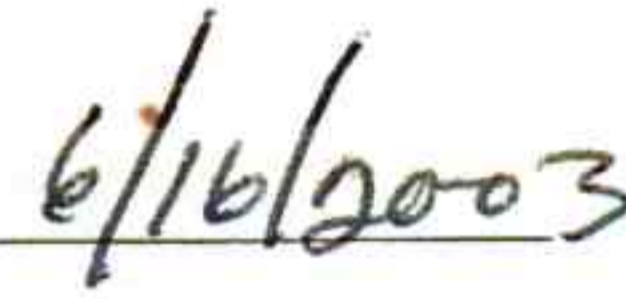
- Concrete or block foundation
- A quality engineered wood or beveled cedar wood siding lapped with a reveal that matches the existing siding
- Pine trim
- Asphalt dimensional shingles
- Double-hung windows of solid wood construction with muntin bars to simulate individual panes of glass
- Garage door will be metal with the appearance of paneled wood.

Plans approved as submitted by the Commission on 06/12/2003..

Chairperson Signature:


Leslie L. Haight

Date:



Clarkston Historic District - Project Detail Sheet

Address or Property Description 69 S. Main St.

Applicant: Tim Smith
Address: 5465 Whipple Lake Rd Clarkston

Phone Number/Fax Number: 248-394-0442 P 248-394-0540 F
Date: 5.28.03

Description of Original Structure:
Approx. 22' x 32' house - vacant + gutted

Architectural Style of Original Structure: Shack

Year Built: 1852

Original Materials

Foundation: STONE
Siding: Existing siding is OSB or Hardi-board lap siding
Windows: updated - probably 20 yrs. old ~~cas~~ double hungs
Trim: Painted pine
Shingles: Asphalt
Porch: concrete
Other Important Characteristics: _____

Description of Proposed Project: 30' x 21' addition off rear of house

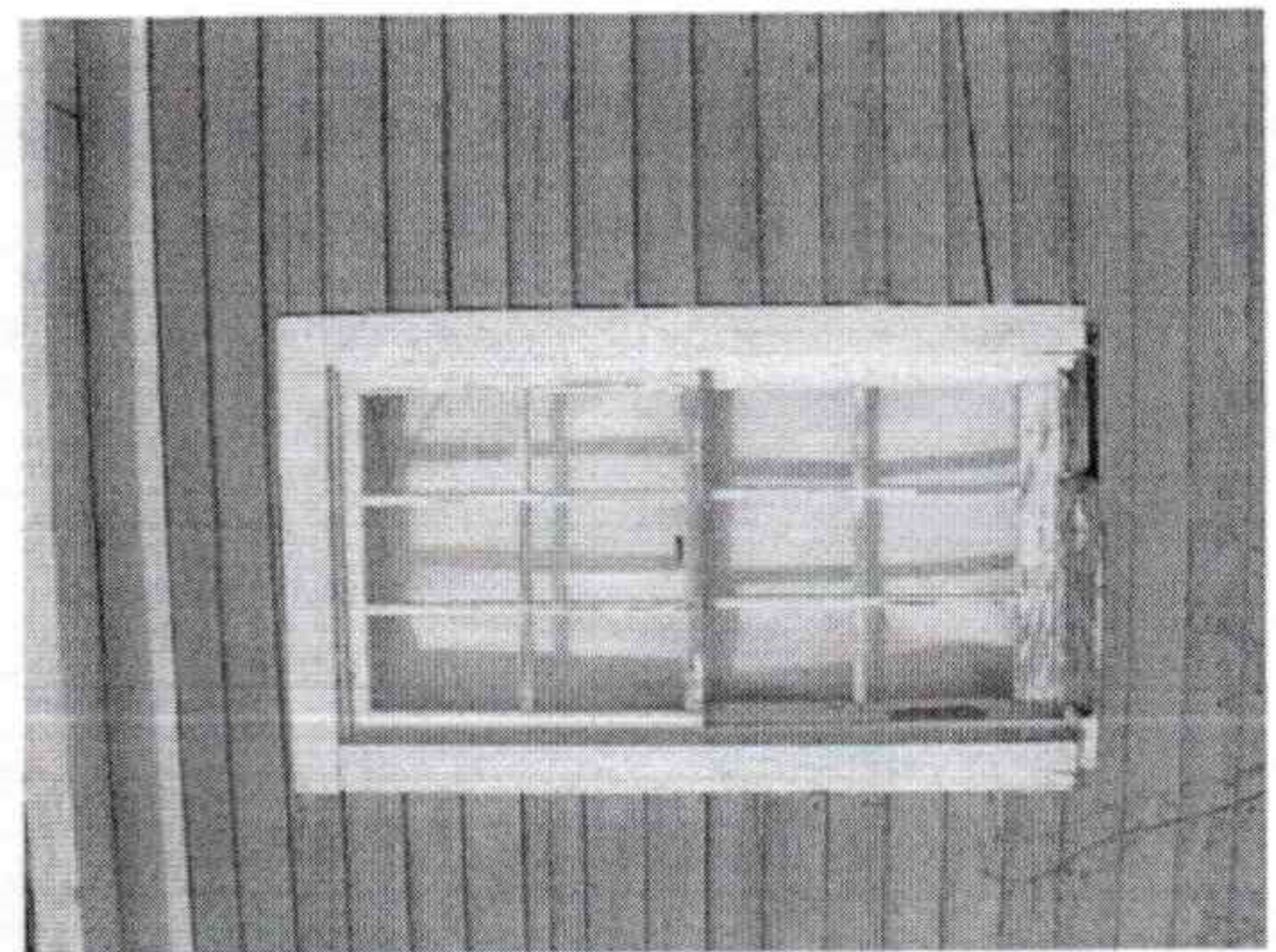
Reason for Proposed Project: To make house livable.

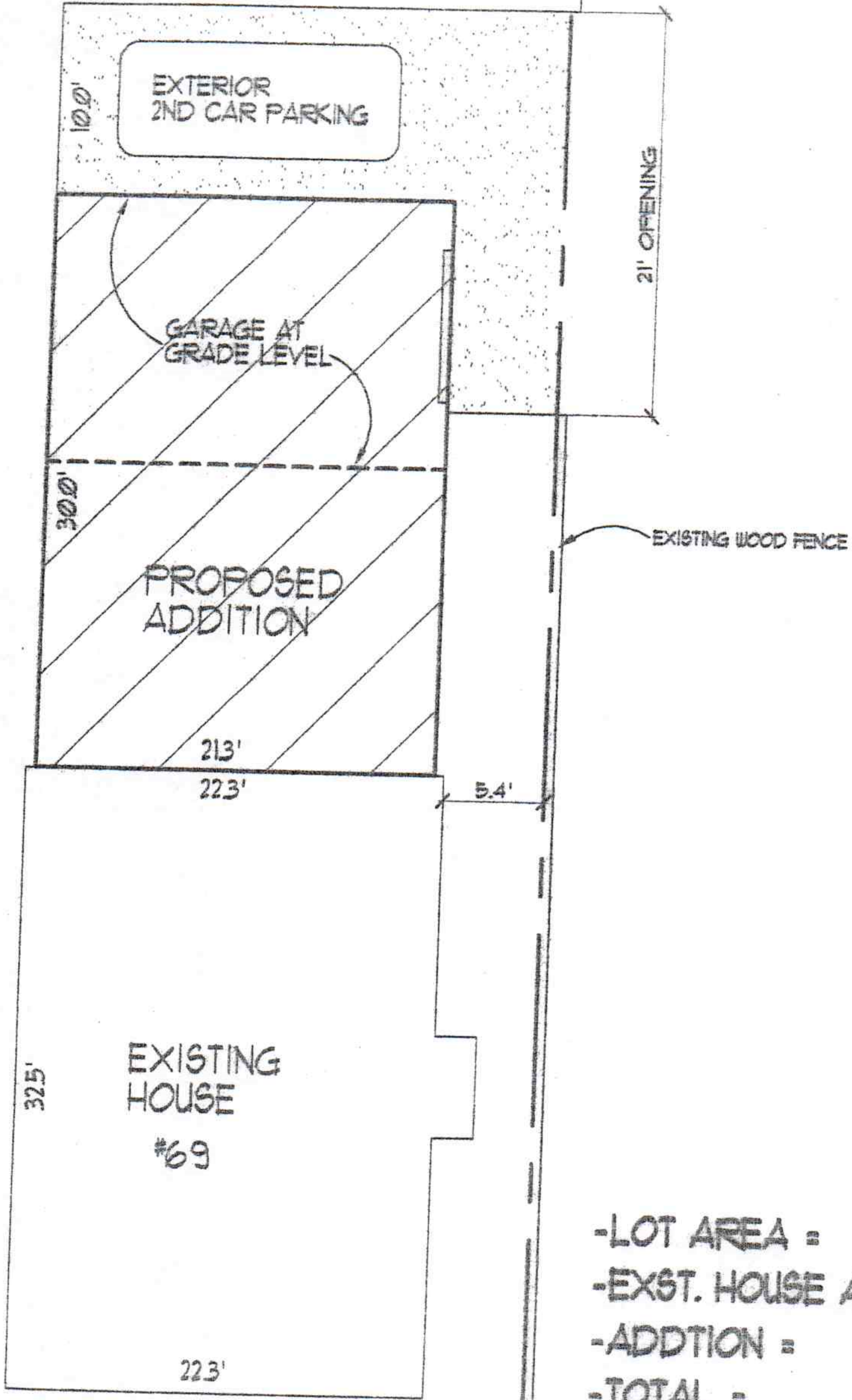
Architectural Style Chosen: Same as existing

Project Materials:

Foundation: Concrete / cmu Siding: lap-wood Windows: same style
Trim: pine to match Shingles: Asphalt Porch: wood steps + landing on side
Other Important Characteristics: Attached lower level garage.

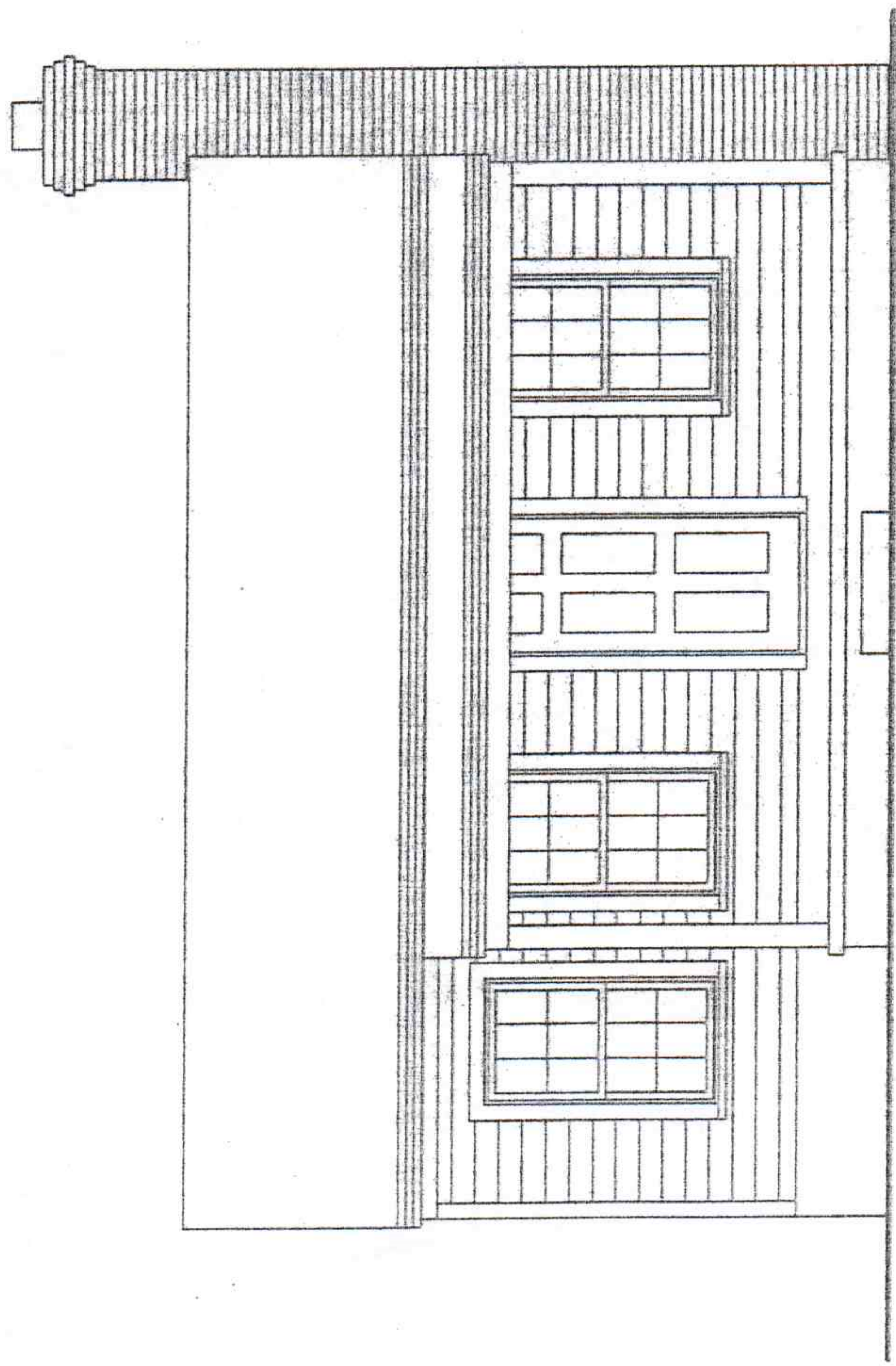
69 S. Main St., Clarkston, MI 3/1/2003





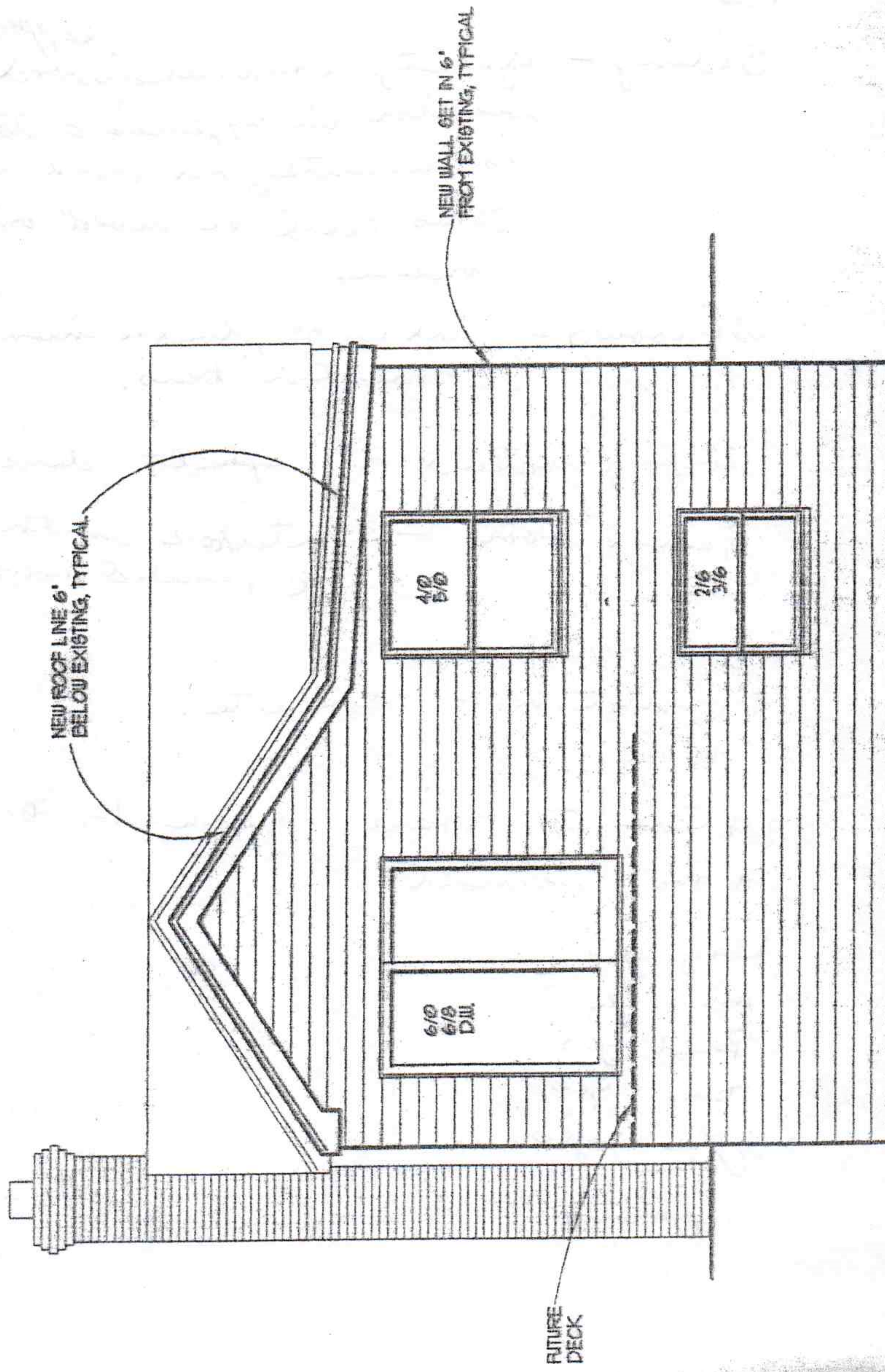
-LOT AREA =	4902 SF.
-EXST. HOUSE AREA =	140 SF.
-ADDTION =	640 SF.
-TOTAL =	<u>1380 SF.</u>
-PERCENT COVERAGE =	28 %

DATE	ISSUED FOR	BY	BUILDING AREA
3/26/03	HISTORICAL APPROV. DWG		



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



NEW ROOF LINE 6'
BELOW EXISTING, TYPICAL.

NEW WALL, SET IN 6'
FROM EXISTING, TYPICAL.

FUTURE
DECK

4/0
5/0

6/0
6/0
D.W.

2/0
3/0

Additional door and stair on the northside.

Siding - quality engineered wood siding ^{lapped -} similar in appearance to what is currently on front of the house. This could be used on the entire house.

Windows - all wood, double hung, with muntin bars.

Roofing material - asphalt dimensional shingles

Garage Door - metal door with the appearance of paneled wood door.

Foundation - concrete.

Motion to issue made by Don Wayne

Alma seconded

Kay yes

Alma yes

Bud yes

Don yes

Yes yes.

approved